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Roads & Street Standards Exception
Request

**ROAD EXCEPTION REQUEST
ALOFT WINERY
430 COLD SPRINGS ROAD, ANGWIN, CA
APN 024-340-010 & -011**

This is a request to the Napa County Planning, Building & Environmental Services (PBES) - Engineering & Conservation Division to grant an exception from the Napa County Road and Street Standards (R&SS) revised on November 22, 2016 (Resolution 2016-167) for a new commercial driveway that will serve a potential winery located at 430 Cold Springs Road, Angwin, CA 94508.

PROJECT DESCRIPTION

The project proposes the installation of a new access road through APN 024-340-011 and APN 024-340-010 to provide access to a proposed tasting room, commercial kitchen, full crush winery and wine caves on a 50.07± acre parcel (APN 024-340-010) with the intent of the facility having the capability of producing 50,000 gallons of wine per year. APN 024-340-010 is currently developed with 23.2± acres of vineyard, access roads and three (3) stormwater infiltration detention basins. Vineyard area is estimated to reduce to 20.9± acres as a result of the proposed improvements. Refer to the attached Use Permit drawings for the existing and proposed development for both parcels.

Along with the proposed wine production at the site, the project proposes a moderate staffing and marketing plan which includes six (6) full-time employees, three (3) part-time employees and two (2) seasonal (harvest) employees. The project also proposes to offer private tour and tasting appointments for a maximum number of twenty (20) guests per day. Furthermore, the Applicant plans to offer two (2) food and wine pairing lunch or dinner events per month for parties up to 40 persons. Additionally, the Applicant intends to host four (4) wine club event per year for groups of up to 75 persons, with up to five (5) additional event staff. Two (2) 125 person large event with 10 additional event staff per year is also being proposed at the winery.

A portion of the associated USGS "Topographic Site Location Map" shows the subject parcel(s) property lines and Cold Springs Road. The existing residential and agricultural driveway as well as the proposed commercial driveway conditions are illustrated on the associated Aloft Winery Use Permit Drawings prepared by Bartelt Engineering.

EXISTING & PROPOSED DRIVEWAY CONDITIONS

The existing gravel access road from Cold Springs Road currently serves (2) existing residences on APN 024-340-011. The existing gravel access road also serves the existing vineyard development located on APN 024-340-010 per an existing access easement. The existing gravel access road is proposed to be paved and widened in order to access the proposed winery facility and associated development located on APN 024-340-010. Refer to the attached Photographic Documentation of Site Conditions prepared by Bartelt Engineering for photographs of the existing gravel access driveway and surrounding features.

The proposed commercial driveway from Cold Springs Road to the proposed winery facility is approximately 0.61 miles (3,212± feet) long with a width varying between 14 feet wide to 24 feet wide. The proposed commercial driveway includes a minimum shoulder width of two (2) feet. The proposed road slopes vary along the centerline.

The proposed modifications to the existing gravel access road include the replacement of the gravel with a minimum of three (3) inches of Hot Mix Asphalt (HMA) over eight (8) inches of Class 2 Aggregate Base to meet minimum structural section requirements per the Napa County R&SS. The following items are presented to the Napa County Engineering Division for consideration to grant an exception to the Napa County R&SS standards.

EXCEPTION REQUEST AND JUSTIFICATION

The goal of this request is to obtain approval to construct the proposed commercial driveway serving the proposed winery facility and associated development despite the fact that portions of the driveway do not meet the standard width criteria outlined in the Napa County R&SS. The Napa County R&SS allow for such exceptions when the following summarized criteria are met:

- (1) The exception is necessary to protect and ensure the preservation of unique features of the natural environment.

The areas that are relevant to this exception request include an existing pond as well as areas with moderate to steep slopes that contain mature plantings of trees and native vegetation. The existing sloped areas that are above and below the existing gravel access road are steep and subject to potential erosion if disturbed. Furthermore, the property owner would like to preserve the natural contours of the property, minimize earthwork along the existing gravel access road and preserve the existing pond and native vegetation.

Periodic horizontal and vertical trimming of roadside vegetation and tree limbs will allow for adequate passage for passenger, work and emergency vehicles.

- (2) The exception allows a situation that provides the same overall practical effect as the standard does in providing defensible space and does not adversely affect the life, safety and welfare of the public or the persons coming to the property.

All proposed development on the subject parcel(s) will comply with Napa County and CalFIRE requirements for defensible space, fire department access and public safety. Furthermore, fire protection water storage will be provided per CalFIRE requirements.

The proposed improvements have been designed to provide the same overall effect as the Napa County R&SS. The following narrative describes the proposed roadway conditions and improvements. Refer to the proposed driveway plan included in the associated Use Permit Drawings prepared by Bartelt Engineering for station locations.

Request for an Exception to the Road Width Standards

The proposed commercial driveway (Sta 0+00 to Sta 33+00) includes an area where the proposed width of the road is less than the required minimum width of 22 feet (two (2) 10 foot traffic lanes and one (1) foot of shoulder on each side) per the R&SS.

Sta 8+75 to Sta 11+80

In order to preserve the existing surrounding features in this section, which includes the existing pond located on the northerly side of the proposed commercial driveway (near Sta 7+35 to Sta 9+85) and existing areas of dense trees, brush and vegetation on the southerly side, the proposed commercial driveway is proposed to transition from a width of 24 feet with two (2) foot shoulders to 18 feet wide near Sta 8+75 to 14 feet wide near Sta 9+15 and to 20 feet wide near 11+80. This portion of the proposed commercial driveway would include two (2) foot wide shoulders on the northerly side (adjacent to the existing pond) and three (3) foot wide HMA shoulders on the southerly side (adjacent to the proposed retaining wall). The proposed commercial driveway transitioning back to 24 feet wide with two (2) foot shoulders near Sta 12+00.

Widening the proposed commercial driveway in this section on the northerly side would impact the existing pond which naturally collects drainage from nearby areas. Existing topography on the southerly side of the proposed driveway includes slopes in excess of 70%. A retaining wall is proposed in this area between Sta 8+50 to Sta 12+00 in order to promote structural stability of the slope. Further widening of the road is not proposed in this area in order to preserve the surrounding environment by limiting the earthwork that would be required to structurally support a conforming road width.

SUMMARY

For the reasons discussed herein, the Applicant respectfully requests an exception from the maximum road slope and minimum road width set forth by the Napa County Road and Street Standards revised on November 22, 2016 (Resolution 2016-167). It is Bartelt Engineering's recommendation that a road exception for the segment of roadway described above results in an acceptable alternative, relative to the environmental impact of reducing the slope and widening the proposed commercial driveway.